

KNIGHT'S LANDING PHASE 2

A SUBDIVISION LYING IN SECTION 28 TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, BEING A REPLAT OF TRACT G, KNIGHT'S LANDING, RECORDED IN PLAT BOOK 188, PAGES 26 - 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
PRIVATE ROADS

P.B. ____ PG. ____
SHEET 1 of 2

LEGAL DESCRIPTION:

Tract G, Knight's Landing, according to the map or plat thereof as recorded in Plat Book 188, Page 26, Public Records of Polk County, Florida.

SURVEYOR'S NOTES:

- Bearings and coordinates based on Florida State Plane Coordinate System, Florida West Zone NAD 83, 2011 adjustment for North boundary of the Northwest 1/4, Section 28, Township 27 South, Range 23 East, being N89°35'24"E.
- Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- The State Plane coordinates shown hereon are based on Florida State Plane Coordinate System, Florida west zone, NAD 1983(2011 adjustment).
- All interior lot corners are 1/2" iron rods with cap stamped "LB 8112", with the exception of those falling in concrete / asphalt which are set nail & disk stamped "P.R.M. / P.C.P. LB 8112".
- The lands shown hereon are subject to all matters shown on the Plat of Knight's Landing, as recorded in Plat Book 188, Page 26, Public Records of Polk County, Florida.
- The lands shown hereon are subject to that easement and right of entry agreement recorded in Official Records Book 7959, Page 338, Public Records of Polk County, Florida. A description of lands affected by agreement is not provided in document. The agreement was for a cable services easement. The historical buildings that were located on the un platted lands were not within the bounds of the lands shown hereon.
- The lands shown hereon are subject to those Covenants, Conditions, and Restrictions recorded in Official Record Book 12049, Page 1, together with Partial Assignment of Declarant's Rights recorded in Official Record Book 13437, Page 1306, Public Records of Polk County, Florida, which contain provisions creating easements and / or assessments.
- The lands shown hereon are subject to that Notice of Environmental Resource Permit recorded in Official Book 11965, Page 1940, Public Records of Polk County, Florida.
- Elevations are based on National Geodetic Survey Benchmark P742, PID DO1993 near the Northwest quadrant of the intersection of North Galloway Road and Kathleen Road, being a stainless steel rod inside a NGS marked sleeve, elevation = 134.30 relative to the North American Vertical Datum of 1988.
- The Flood Hazard Boundary and Base Flood Elevation was provided by the Engineer of Record, Sloan Engineering Group, and was recorded on the plat of Knight's Landing recorded in Plat Book 188, Pages 26 - 29, Public Records of Polk County, Florida.
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility, such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

DEDICATION

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS that GARDEN STREET COMMUNITIES SOUTHEAST, LLC, A limited liability company, organized and existing under the laws of the State of Florida, certifies ownership of the property described hereon and has caused this plat of "Knight's Landing Phase 2" to be made and does hereby dedicate, grant and convey the following:

- To the providers of public utilities; the public utility easements shown hereon are dedicated to the providers of public utilities forever, along with a utility easement over, under, and across all private roads and rights-of-way for the purposes of the installation, operation, repair and maintenance of public utilities, together with a perpetual non-exclusive ingress and egress easement over the private roads and rights-of-way shown hereon for the purpose of accessing said utility easements.
- To the Knight's Landing Homeowners Association, Inc., a Florida not for profit corporation; Tracts A, I, J, K, and L for the purposes indicated and the private drainage easements depicted hereon;
- To future lot owners, their successors, assignees, guest and invitees; a perpetual non-exclusive easement for ingress/egress across all private roads and rights-of-way shown hereon.
- To Polk County, its successors and assigns: a perpetual non-exclusive ingress/egress easement over the private roads and right of ways shown hereon for the benefit of pick-up services, fire protection services, police services, ambulance services and other authorities of law, including but not limited to United States mail carriers.
- An easement across all drainage easements and Tracts I, J, K, and L for emergency maintenance and repairs to the storm water management facilities as is necessary to protect public improvements together with the right, but not the obligation, to perform emergency maintenance and repairs to the storm water management facilities is hereby dedicated to Polk County, its successors and assigns.

Witness sign _____ GARDEN STREET COMMUNITIES SOUTHEAST, LLC

Witness print _____ By: _____
William Bryan Adams, Sr., Manager

Witness sign _____

Witness print _____

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by William Bryan Adams, Sr., as Manager of Garden Street Communities Southeast, LLC, a Florida Limited Liability Company, on behalf of said company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL) Notary Public _____
Print Name _____
My Commission Expires _____

COUNTY COMMISSIONERS CONDITIONAL APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This Plat is conditionally approved this ____ day of _____, A.D. 2025 in open meeting of the Board of County Commissioners of Polk County, Florida. The plat will not receive final approval, nor can it be recorded until all conditions have been satisfied.

BOARD OF COUNTY COMMISSIONERS: ATTEST:

Chairperson _____ By: _____
Clerk

COUNTY COMMISSIONERS APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This Plat has received final approval this ____ day of _____, A.D. 2025 by the Chairperson of the Board of County Commissioners of Polk County, Florida in accordance with the procedures adopted by the Board of County Commissioners.

BOARD OF COUNTY COMMISSIONERS ATTEST:

By: _____ Clerk _____
Chairperson

LAND DEVELOPMENT DIVISION APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Land Development Division

By: _____ Date: _____
Land Development Division Director

POLK COUNTY ENGINEER APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat is hereby approved by the Polk County Engineer.

By: _____ Date: _____
County Engineer



CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF POLK

I, Stacy M. Butterfield, Clerk of Circuit Court of Polk County, Florida, do hereby certify that this plat has been approved for recording on this ____ day of _____, A.D., 2025.

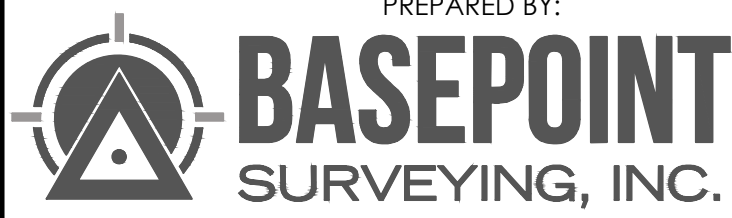
Clerk of Circuit Court _____

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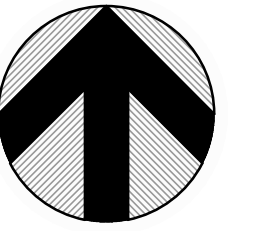
P.B. ____ PG. ____

SHEET 2 of 2



PREPARED BY:

PHONE: (863) 537-7413
MAILING: P.O. BOX 6437,
LAKELAND, FL 33807
PHYSICAL: 150 SOUTH
WOODLAWN AVENUE,
BARTOW, FL 33830
FLORIDA CERTIFICATE OF
AUTHORIZATION # LB 8112



NORTH

SCALE: 1" = 60'

0' 60' 120'

LEGEND

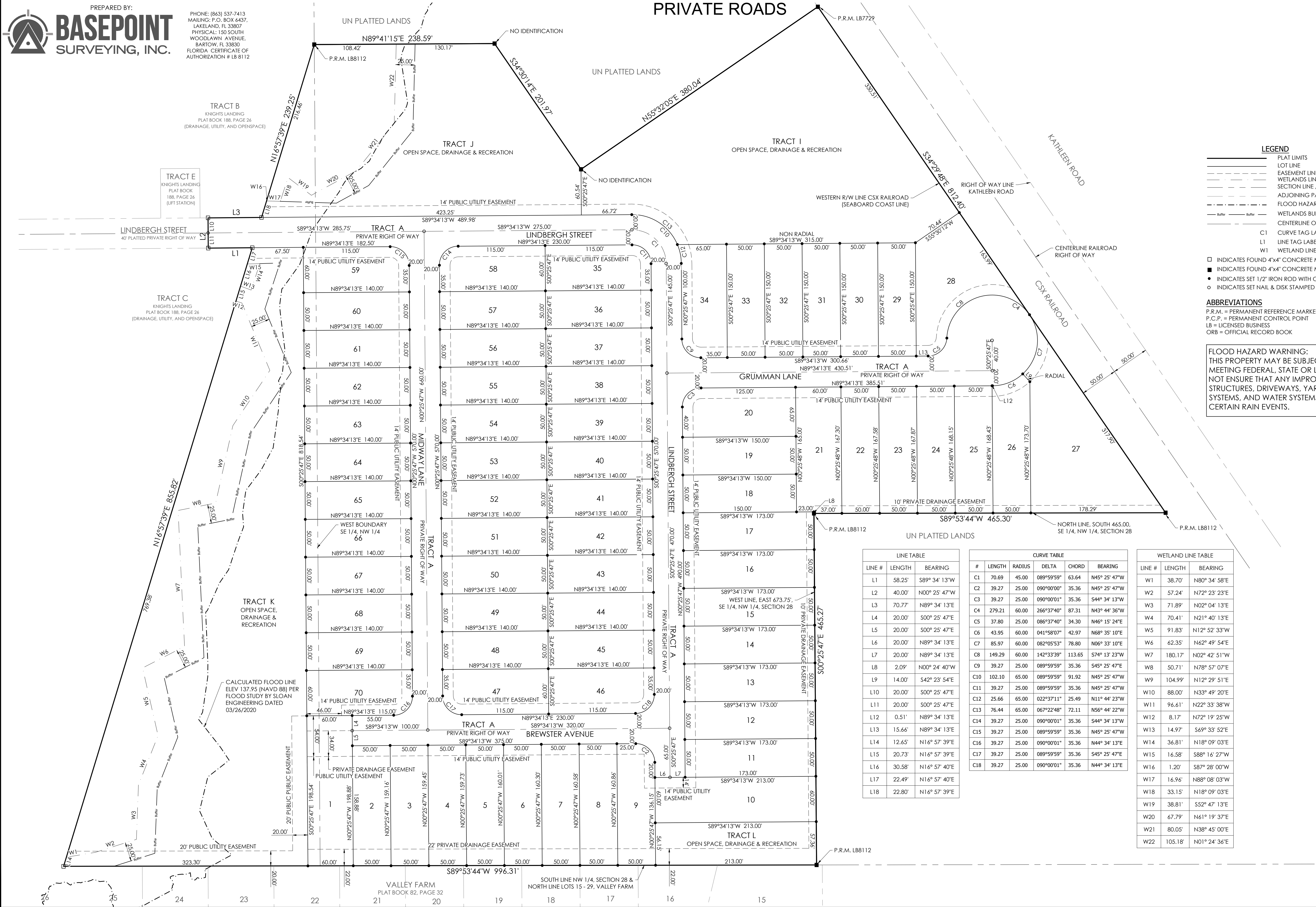
- PLAT LIMITS
- LOT LINE
- EASEMENT LINE
- WETLANDS LINE
- SECTION LINE / LAND LINE
- ADJOINING PARCEL LINE
- FLOOD HAZARD BOUNDARY
- WETLANDS BUFFER LINE
- CENTERLINE OF RIGHT OF WAY
- C1 CURVE TAG LABEL
- L1 LINE TAG LABEL
- W1 WETLAND LINE TAG LABEL

- INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB8112"
- INDICATES FOUND 4"x4" CONCRETE MONUMENT IDENTIFIED AS LABELED
- INDICATES SET 1/2" IRON ROD WITH CAP STAMPED "LB8112"
- INDICATES SET NAIL & DISK STAMPED "P.R.M. / P.C.P. LB8112"

ABBREVIATIONS

P.R.M. = PERMANENT REFERENCE MARKER
P.C.P. = PERMANENT CONTROL POINT
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK

FLOOD HAZARD WARNING:
THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.



| LINE TABLE | | |
|------------|--------|---------------|
| LINE # | LENGTH | BEARING |
| L1 | 58.25' | S89° 34' 13"W |
| L2 | 40.00' | N00° 25' 47"W |
| L3 | 70.77' | N89° 34' 13"E |
| L4 | 20.00' | S00° 25' 47"E |
| L5 | 20.00' | S00° 25' 47"E |
| L6 | 20.00' | N89° 34' 13"E |
| L7 | 20.00' | N89° 34' 13"E |
| L8 | 2.09' | N00° 24' 40"W |
| L9 | 14.00' | S42° 23' 54"E |
| L10 | 20.00' | S00° 25' 47"E |
| L11 | 20.00' | S00° 25' 47"E |
| L12 | 0.51' | N89° 34' 13"E |
| L13 | 15.66' | N89° 34' 13"E |
| L14 | 12.65' | N16° 57' 39"E |
| L15 | 20.73' | N16° 57' 39"E |
| L16 | 30.58' | N16° 57' 40"E |
| L17 | 22.49' | N16° 57' 40"E |
| L18 | 22.80' | N16° 57' 39"E |

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|--------|---------------|
| # | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C1 | 70.69 | 45.00 | 089°59'59" | 63.64 | N45° 25' 47"W |
| C2 | 39.27 | 25.00 | 090°00'00" | 35.36 | N45° 25' 47"W |
| C3 | 39.27 | 25.00 | 090°00'01" | 35.36 | S44° 34' 13"W |
| C4 | 279.21 | 60.00 | 266°37'40" | 87.31 | N43° 44' 36"W |
| C5 | 37.80 | 25.00 | 086°37'40" | 34.30 | N46° 15' 24"E |
| C6 | 43.95 | 60.00 | 041°58'07" | 42.97 | N68° 35' 10"E |
| C7 | 85.97 | 60.00 | 082°05'53" | 78.80 | N06° 33' 10"E |
| C8 | 149.29 | 60.00 | 142°33'39" | 113.65 | S74° 13' 23"W |
| C9 | 39.27 | 25.00 | 089°59'59" | 35.36 | S45° 25' 47"E |
| C10 | 102.10 | 65.00 | 089°59'59" | 91.92 | N45° 25' 47"W |
| C11 | 39.27 | 25.00 | 089°59'59" | 35.36 | N45° 25' 47"W |
| C12 | 25.66 | 65.00 | 022°37'11" | 25.49 | N11° 44' 23"W |
| C13 | 76.44 | 65.00 | 067°22'48" | 72.11 | N56° 44' 22"W |
| C14 | 39.27 | 25.00 | 090°00'01" | 35.36 | S44° 34' 13"W |
| C15 | 39.27 | 25.00 | 089°59'59" | 35.36 | N45° 25' 47"W |
| C16 | 39.27 | 25.00 | 090°00'01" | 35.36 | N44° 34' 13"E |
| C17 | 39.27 | 25.00 | 089°59'59" | 35.36 | S45° 25' 47"E |
| C18 | 39.27 | 25.00 | 090°00'01" | 35.36 | N44° 34' 13"E |

| WETLAND LINE TABLE | | |
|--------------------|---------|---------------|
| LINE # | LENGTH | BEARING |
| W1 | 38.70' | N80° 34' 58"E |
| W2 | 57.24' | N72° 23' 23"E |
| W3 | 71.89' | N02° 04' 13"E |
| W4 | 70.41' | N21° 40' 13"E |
| W5 | 91.83' | N12° 52' 33"W |
| W6 | 62.35' | N62° 49' 54"E |
| W7 | 180.17' | N02° 42' 51"W |
| W8 | 50.71' | N78° 57' 07"E |
| W9 | 104.99' | N12° 29' 51"E |
| W10 | 88.00' | N33° 49' 20"E |
| W11 | 96.61' | N22° 33' 38"W |
| W12 | 8.17' | N72° 19' 25"W |
| W13 | 14.97' | S69° 33' 52"E |
| W14 | 36.81' | N18° 09' 03"E |
| W15 | 16.58' | S88° 16' 27"W |
| W16 | 1.20' | S87° 28' 00"W |
| W17 | 16.96' | N88° 08' 03"W |
| W18 | 33.15' | N18° 09' 03"E |
| W19 | 38.81' | S52° 47' 13"E |
| W20 | 67.79' | N61° 19' 37"E |
| W21 | 80.05' | N38° 45' 00"E |
| W22 | 105.18' | N01° 24' 36"E |